

***Village of Barrington  
Zoning Board of Appeals  
Minutes Summary***

Date: April 12, 2005

Time: 7:00 p.m.

Location: Community Conference Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Robert Henehan, Commissioner  
Ryan Julian, Commissioner  
Bruce Kramer, Commissioner  
Victoria Perille, Commissioner  
Daniel Fitzgerald, Commissioner

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

Motion by Ryan Julian, seconded by Bruce Kramer to appoint Commissioner Henehan as acting Chairperson.

Roll Call vote:

*Mr. Julian - yes*

*Mr. Kramer - yes*

*Mr. Fitzgerald - yes*

*Mr. Henehan - abstain*

*Ms. Perille - yes*

*Motion carried.*

***Call to Order***

Mr. Henehan called the meeting to order at 7:00 p.m.

Roll Call noted the following: Patricia Pokorski, Chair, absent; Ryan Julian, present; Bruce Kramer, present; Peg Moston, absent; Victoria Perille, present; Daniel Fitzgerald, present; and Robert Henehan, present. There being a quorum established, the meeting proceeded.

Motion by Ms. Perille, seconded by Mr. Julian to move the meeting to the Village Board Room. Voice Vote noted all ayes. Motion carried.

***Chairperson's Remarks***

Mr. Henehan announced the order of proceedings and rules for public hearings.

***Old Business***

None

***New Business***

**ZBA 05-04: Merchant Residence – 748 Highland Avenue (Variation)**

**Petitioner: Daniel and Victoria Merchant, Owners**

The petitioner is proposing to construct a second story addition over a portion of the existing one-story residential structure. The residence is located approximately twenty-five (25) feet, ten (10) inches from the front lot line (east), where thirty (30) feet are required for a variation of four (4) feet, two (2) inches. The petitioner is proposing to add 1,330 square feet to the existing home. There will be an encroachment into the setback of 105 square feet as a result of this proposal.

Mr. Henehan asked for the staff report.

Mr. O'Brien stated that the property owner is proposing to construct a second story addition over a portion of the existing residential structure. The current residence consists of a one (1) story structure. The existing residence is located approximately twenty-five (25) feet, ten (10) inches from the front lot line (east) at its maximum point of encroachment, where a setback of thirty (30) feet is required. The petitioner is proposing to construct a second floor over the existing first floor. The resulting modifications require a variation of four (4) feet, two (2) inches. The petitioner is proposing to add approximately 1,330 square feet to the existing home. There will be a continued encroachment of the new second floor into the front yard setback of 105 square feet as a result of this proposal. Staff's review of the plans indicates that the proposed construction meets the Village's zoning requirements for floor area ratio (FAR), lot coverage, daylight plane and building height. The proposed addition meets the Village's height and daylight plane regulations. The eastern portion of the second story addition will not encroach into the required front yard any further than the footprint of the existing one (1) story structure. The addition of the second story is an expansion of living space into the front yard.

Staff believes that the requested variation is the minimum measure of relief required to alleviate the hardship and that a second story can be built over the existing footprint with a front yard setback variation. Based on these findings, staff recommends the Zoning Board of Appeals adopt staff's findings of fact and recommend approval of the requested front yard setback.

Mr. Julian noted that many of the residences on the block are being renovated which he felt is a good idea.

Mr. Fitzgerald concurred with Mr. Julian's comments.

Mr. Henehan asked staff if the remodeling will affect the sprinkling requirements.

Mr. O'Brien responded that he believes a sprinkling system is required for buildings with a second floor in most cases, however; he would need to check on sprinkling requirements. Mr. O'Brien asked the petitioner if the house has fire alarms.

Mr. Merchant replied that the house does have fire alarms and this will continue up to the second floor. Mr. Merchant checked with the fire department regarding fire alarm requirements. The fire department stated that a sprinkler system is required for 100% remodeling on homes. The petitioner is remodeling only 35% of the home.

Mr. Julian noted that the petitioner is keeping with the same footprint which is something he prefers.

Mr. Henehan asked the board if they were ready to consider a motion.

**Motion:**

Mr. Julian made a motion to recommend approval of the ZBA 05-04. Ms. Perille seconded the motion.

*Roll Call Vote:*

*Mr. Julian - yes*

*Mr. Kramer - yes*

*Mr. Fitzgerald - yes*

*Mr. Henehan - yes*

*Ms. Perille - yes*

*Motion carried*

**ZBA 05-05: Suburban Bank of Barrington – 333 North Northwest Highway (Special Use Amendment)**

**Petitioner: Greg Andre, Attorney for Suburban Bank  
Don Matthews, Civil Engineer, Gewalt Hamilton  
Steve Molino, Officer, Suburban Bank**

Mr. Henahan swore in those who would be speaking on the petition.

The petitioner is proposing to reconfigure the existing parking lot on the south side of the building to accommodate the existing construction service entrance for the Garlands of Barrington development to the east of the subject property. The access drive is part of the Suburban Bank property. The Garlands is proposing to acquire the land and the access drive for a permanent truck entrance. The Garlands will be amending their Planned Development and Plat of Subdivision to complete this process.

Mr. Matthews noted improvements proposed for the property. The two outer curb cuts will remain; however, the center curb cut will be relocated approximately fifty-feet (50) to the south to allow better access to the drive-thru. The parking spaces will be increased from fifty-six (56) spaces to sixty-five (65) spaces.

Mr. Molino commented that the bank favors the conveyance of property to the Garlands to allow greater access and provide safety for both businesses.

Mr. Henahan asked for the staff report.

Mr. O'Brien stated the petitioner is proposing to reconfigure the existing parking lot on the south side of the building to accommodate the existing construction access drive for the Garlands of Barrington development east of the subject property. The access drive is part of the Suburban Bank property, however; the Garlands is proposing to acquire the land and the access drive for a permanent truck entrance. The Garlands will be amending their Planned Development and Plat of Subdivision to complete of this process which will be considered by the Plan Commission at a later date.

The proposal requires relocating and reconfiguring the bank's existing southern entrance further south. This entrance point will improve traffic circulation as it will allow a "protected" left turn from Northwest Highway. Additionally, the new entrance will reduce automobile-pedestrian conflicts at the main (south) entrance of the building. The drive-through lanes and circulation will not be affected by this proposal. No changes to the exterior of the building are proposed at this time. The existing parking facilities will continue to be adequate for the proposed business. New landscaping, lighting and directional signage are also included as part of this amendment which was made available for the meeting.

Staff finds that the existing bank with drive-through facilities has existed on the property for many years and is a listed as special use in the B-1 General Business Service Zoning District. The proposed amendment will not affect the overall use of the property. The Village supports the establishment of a commercial redevelopment district adjacent to Northwest Highway for both sides of the right-of-way. The amendment will improve the appearance of the property with the addition of landscaping. Additionally, traffic safety will be improved with the realignment of the bank's southern access point. The proposed special use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

Based on their findings, staff recommends the Zoning Board of Appeals adopt the findings of fact outlined in the staff report and recommends approval of ZBA 05-05, issuing a Special Use Permit for the purpose of reconfiguring the parking lot and southern access point to Northwest Highway associated with the existing bank with drive-through facilities on the subject property, to the Board of Trustees.

Mr. Henahan asked for public comment, there was none.

Mr. Fitzgerald asked who currently owns the access road and whether is it paved.

Mr. O'Brien advised that the road is paved and is currently owned by Suburban Bank; however, the property will be transferred to the Garlands via a fee simple deed.

Mr. Fitzgerald asked if the Garlands currently uses this property for access.

Mr. O'Brien responded that the Garlands is currently using the property.

Mr. Fitzgerald asked whether tonight's approval will be affected by the decisions from the Plan Commission. Mr. Fitzgerald asked staff if the Garlands will be presenting a petition at a later date.

Mr. O'Brien responded that the Garlands will make the improvements which will have to be approved by the Plan Commission.

Mr. Julian asked if construction entrances require any approvals.

Mr. O'Brien replied that the building of the construction entrance was done prior to his employment with the Village, however he believed that the entrance was part of the original approved plan for the Garlands.

Mr. Julian asked staff if the construction entrance of a project is approved by a commission or board or can it be approved by staff.

Mr. O'Brien replied that a temporary access point can be approved by staff, however, this access is contingent on Illinois Department of Transportation approval because Route 14 is not owned by the Village of Barrington, so it cannot be approved by staff.

Mr. Julian commented that he is in favor of the project.

Mr. Kramer asked when the project will begin.

Mr. Andre replied the project will begin right away.

Mr. Henahan asked if the board were ready to consider a motion.

**Motion:**

Mr. Julian moved to adopt staff's finding and approve ZBA 05-05, issuing a Special Use Permit for the purpose of reconfiguring the parking lot and southern access point to Northwest Highway. Ms. Perille seconded the motion.

*Roll Call Vote:*

*Mr. Julian - yes*

*Mr. Kramer - yes*

*Mr. Fitzgerald - yes*

*Mr. Henahan -abstain*

*Ms. Perille - yes*

*Motion carried.*

**Planner's Report**

Mr. O'Brien briefly announced future cases.

**Approval of Minutes**

The approval of minutes was continued to the next meeting due to a lack of a quorum.

***Adjournment***

*Ms. Perille made a motion to adjourn. Mr. Kramer seconded. Voice vote recorded all ayes. Motion carried.*

Meeting adjourned at 7:41 p.m.

Respectfully submitted,  
Paula Emerson  
Recording Secretary

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Robert Henehan, Acting Chairperson  
Zoning Board of Appeals